



11 Cowdray Court, North Street, Midhurst, GU29 9UA

An attractive semi-detached house in this highly sought after retirement development located just off the high street.



- ▶ **NO ONWARD CHAIN**
- ▶ **Over 55 Residential Development**
- ▶ **Communal Allotments**
- ▶ **Service Charge: £2,598 PA**
- ▶ **West Facing Courtyard**
- ▶ **Allocated Parking Space**
- ▶ **On-Site Facilities**
- ▶ **Extended Lease - 175 years**
- ▶ **Open Plan Kitchen/Dining Room**
- ▶ **Positioned In The Heart of Midhurst**

Cowdray Court offers an oasis of calm, nestled in the heart of Midhurst. This charming, stone fronted semi-detached house, forms part of an award winning retirement development for the over 55's and is accessed via electronic gates providing security and privacy. One of the standout features is its proximity to town and the benefit of being within walking distance to everyday essentials and nearby countryside. The development offers the chance for residents to join a friendly and caring community with well-maintained communal spaces which include vegetable beds and on site laundry rooms for all to enjoy. There is plenty of visitor parking on site as well as an allocated parking space.

The accommodation has been thoughtfully designed to provide wide open spaces enabling an easy transition from room to room. The ground floor has two reception rooms; A well proportioned sitting room with a gas fireplace and a separate dining room which has been redesigned to incorporate the kitchen providing an open plan space with a central island, with double doors leading into a west facing conservatory, perfect for catching the afternoon/evening sun. There is also the benefit of a ground floor Shower Room with WC. The first floor is approached via a straight staircase with plenty of landing space. There is spacious bathroom suite and two large double bedrooms, both with fitted wardrobes. Outside to the rear is a low maintenance, west facing paved courtyard flanked by maturing borders. There is also a garden shed with power for utilities and side gate providing external access.





Denotes restricted head height

North Street, Midhurst, GU29

Approximate Area = 1158 sq ft / 107.6 sq m

Limited Use Area(s) = 23 sq ft / 2.1 sq m

Outbuilding = 40 sq ft / 3.7 sq m

Total = 1221 sq ft / 113.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 974630

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Service Charge & Lease

With this property, there is a service charge of £2,598 paid annually. This includes building insurance, electronic monitoring service, communal areas, external window cleaning, gutter clearance, electronic entrance gate, sinking fund and an on-site handyman/gardener for two mornings a week. There is 175 years remaining on the lease starting from 2023.

Location

The picturesque market town of Midhurst offers a variety of shopping facilities including a brand new Sainsburys in addition to hotels, pubs and restaurants. There is also primary schools, an academy college, leisure complex, medical centre, banks, a library and the Cowdray Park Gold Course. The area falls in the heart of the South Downs National Park with its glorious and protected countryside. Haslemere is 8 miles to the north and has a main line train station to Waterloo (50 minutes). The Cathedral City of Chichester offers a comprehensive shopping experience as well as the Famous Festival Theatre and a harbour lies 12 miles to the south.

